

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	3	- 25.0%	6	5	- 16.7%
Closed Sales	6	3	- 50.0%	12	4	- 66.7%
Median Sales Price*	\$592,500	<b>\$519,000</b>	- 12.4%	\$552,500	<b>\$589,500</b>	+ 6.7%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	2.7	3.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	36	57	+ 58.3%	44	47	+ 6.8%
Percent of Original List Price Received*	98.3%	97.5%	- 0.8%	97.6%	98.2%	+ 0.6%
New Listings	3	2	- 33.3%	18	3	- 83.3%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

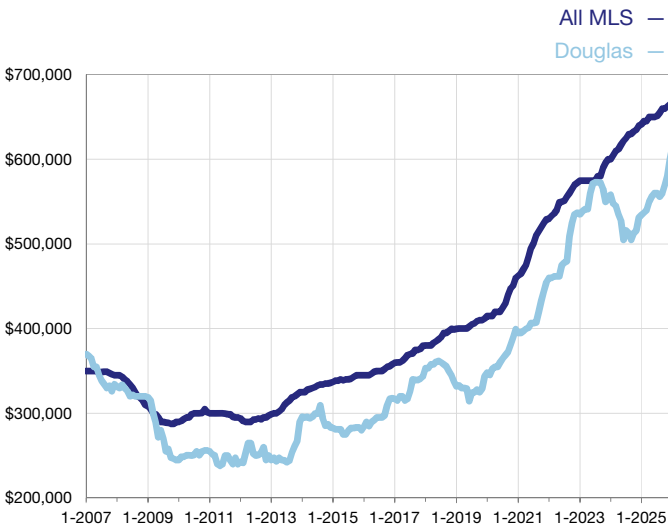
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	3	1	- 66.7%
Median Sales Price*	\$380,000	<b>\$0</b>	- 100.0%	\$380,000	<b>\$335,000</b>	- 11.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	24	6	- 75.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	98.9%	101.5%	+ 2.6%
New Listings	2	1	- 50.0%	2	2	0.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

